PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: Daniel Misotti and I, or we, Regina Misotti legal owners of the property situate in Talte ore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1B02.3.C.1 to permit a side yard setback of 10 feet from the side street in lieu of the required 25 feet

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

So that we may build a 40' wide house on a 60' corner lot. Also, so that the house will be situated the same way as the other houses in the area; on other corner lots houses are 10' away from side.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this

			by the zoning regulations and restrictions
Paligad	re	County adopted pursuant to the Zoning	Law For Baltimore County.
9	ANT		Daniel Miroth
	Y SA	>	Regins Misotli
Aa	1	Contract purchaser	Legal Owner
J∕∖L Addre	W. F.		Address 640 Marsfield Rd
d	19		2122
4	*****		574.9162
Shul	1	Petitioner's Attorney	Protestant's Attorney
Adare	S\$		

197 2, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

FOR

HNAL DE LE

BARIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond Zoning Commissioner FROM Office of Planning and Zoning

Date August 30, 1979

SUBJECT Perition #80-78A. Item #8

Petition for Variance for side yard setback Southeast corner of Vesper Avenue and Wenig Avenue Petitioner - Daniel Misotti, et ux

12th District

HEARING: Thursday, September 13, 1979 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

JDS:JGH:rw

RE: PETITION FOR VARIANCE SE corner of Vesper Ave. and Wenig Ave., 12th District

: BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

: Case No. 80–78–A DANIEL MISOTTI, et ux, Petitioners

ORDER TO ENTER APPEARANCE

::::::

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman Deputy People's Counsel

John W. Hessian, III People's Counsel for Baltimore County County Office Building Towson, Maryland 21204 494-2183

I HEREBY CERTIFY that on this 29th day of August, 1979, a copy of the aforegoing Order was mailed to Mr. and Mrs. Daniel Misotti, 640 Mansfield Road, Baltimore, Maryland 21221, Petitioners.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

LEGAL DESCRIPTION

Being known as the southeast corner of Vesper and Wenig Avenues, as recorded in the Land Records of Baltimore County in Liber 7, Folio 127, Plat of Kimberly Farms, Lots 613, 614, 615. In the 12th Election District.

WEHAM F. HAMMIND ZORNG COMMERCALS

September 17, 1979

Mr. & Mrs. Daniel Misotti 640 Mansfield Road Baltimore, Maryland 21221

> RE: Petition for Variance SE/corner of Vesper and Wenig Avenues - 12th Election District Daniel Misotti, et ux - Petitioners NO. 80-73-A (Item No. 8)

Dear Mr. & Mrs. Misotti:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hessian, III, Esquire People's Counsel

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 31, 1979

COUNTY OFFICE FLEC. 111 W. Chend Cake Are. Toward, Yangland 2124 Nicholas B. Commodari

Chairman

ME MEERS Bureau of Engineeting Department of Traific Engin.ering

Burcau of Fire Provention Health Department Project Planning Building Department Board of Education Zaning Administration

Industrial

Development

State Roads Commission

RE: No. 8

Petitioners - Daniel Misotti, et ux Variance Petition

Dear Mr. & Mrs. Misotti:

Mr. & Mrs. Daniel Misotti

Baltimore, Maryland 21221

640 Mansfield Road

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested coning.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warrante This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate will be forwarfed to you in the near future.

Zoning Plans Advisory Committee

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NEC:hk

Enclosures

White O to car

Mr. & Mrs. Daniel Misotti 640 Mansfield Road Baltimore, Maryland 21221

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

of August

Your Petition has been received and accepted for filing this

WILLIAM E. HAMMOND

Zoning Commissioner

Petitioner Daniel Misotti, et ux Petitioner's Attorney

Chairman, Zoning Plans Advisory Committee

_day of September, 1979, that the herein Petition for Variance to perside yard setback of 10 feet from Wenig Avenue in lieu of the required 25 feet for the expressed purpose of constructing a dwelling to front on Vesper Aveaue, should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Off of Planning and Zoning.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of______ the above Variance should NOT BE GRANTED. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____day

of ____, 197 _, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMO TO COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

cc: J. Trenner, J. Somers F-NE Key Sheet 9 NE 19 Pos. Sheet SE 3E Topo 103 Tax Map

THORNTON M. MOURING DIRECTOR

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #8 (1979-1980) Property Owner: Daniel & Regina Misotti S/E cor. Vesper Ave. & Wenig Ave. Existing Zoning: DR 5.5 Proposed Zoning: Variance to permit a side street setback of 10' in lieu of the required 25'. Acres: 0.1653 District: 12th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

August 7, 1979

Highways:

Wenig and Vesper Avenues, existing public roads, are proposed to be improved in the future as 30-foot closed section roadways on 40 and 50-foot rights of way, respectively. Highway right-of-way widening, including a fillet area for sight distance at the intersection and any necessary revertible easements for slopes, will be required in connection with any grading or building permit application.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent profesties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner. Water and Sanitary Sewer:

There is a public 6-inch water main and 8-inch public sanitary sewerage in Vesper

Very truly yours, ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

August 13, 1979

END: EAM: FWR: SS

(301) 825-7310 Paul II. Reincke

battimore county fire department

TOWSON, MARYLAND 21204

August 10, 1979

William E. Hammond
Office of Planning and Zoning
Baltimore County Office Building Touson, Maryland 21204 Attention: N. Commodari, Chairman

Zoning Advisory Committee Ro: Property Owner: Daniel & Regina Misotti

Location: SE/C Vesper Ave, & Wenig Ave.

Item No. 8 Zoning Agenda Meeting of 7/9/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "k" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or ______ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 5. Site plans are approved as drawn.
- () 7. The Fire Prevention Dureau has no comments, at this time.

REVISION Capt Jose y Kelly 8/10/74 Approved: Leoys M Weignort Planhing Group
Special Inspection Division

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Nick Commodari Ted Burnham

Zoning Advisory Committee Meeting of July 9, 1979

Standard Comment ITEM NO. 8 Standard Comment ITEM NO. 9 See Comments ITEM NO. 10 See Comments ITEM NO. 11 Standard Comments ITEM NO. 12

> Charles & Sumban Ted Burnham, Chief Plans Review

W:rrj

office of planning and zoning
TOWSON MARCH. John D. Seyffert RHORDON, ROLLYKK

August 28, 1979

Mr. William Hammond. Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #8, Zaning Advisory Committee Meeting, July 9, 1979, are as follows:

Property Owner: Daniel and Regina Miscotti Location: SE/C Vesper Ave and Wenig Ave Existing Zoning: D.R.5.5 Froposed Zoning: Variance to permit a side street setback of 10' in lieu of the required 25'. Acres 0.1653 District' 12th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan i.as been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

Current Planning and Development



DONALD J. ROOP, M.D., M.P.H. DEPUTY STATE AND COUNTY HEALTH OFFICER

August 20, 1979

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Acres:

Comments on Item #8, Zoning Advisory Committee meeting of July 9, 1979, are as follows:

> Property Owner: Daniel & Regina Misotti Location: Existing Zoning:

SE/C Vesper Ave. & Wenig Ave. D.R. 5.5 Proposed Zoning: Variance to permit a side street setback

District:

of 10° in lieu of the required 25° 0.1653 12

Metropolitan water and sewer is available, therefore no health hazards are anticipated.

BUREAU OF ENVIRONMENTAL SERVICES

IJF/JRP:ph&

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Mr. S. Eric DiNenna Zoning Commissioner Baltimore County Office Building Towson, Maryland 21204

Z.A.C. Meeting of: July 9, 1979

Property Owner: Location: Present Zoning: Proposed Zoning:

Dear Mr. viNenna:

No bearing on student population.

Very truly yours, 1. With tetrout W. Nick Petrovich,

WNP/bp

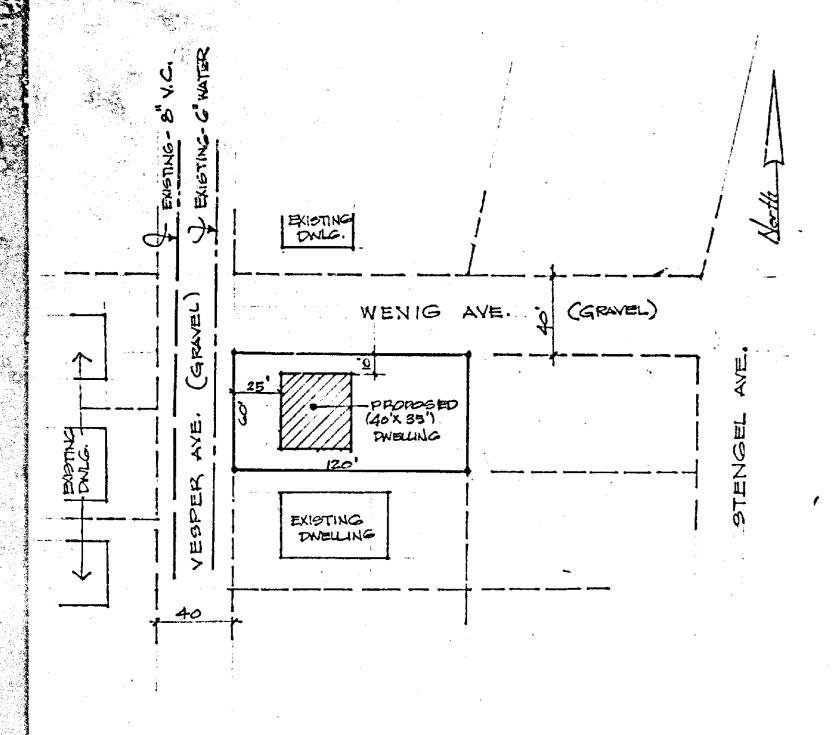
JOSEPH N. MCGOWAN, PRESIDENT

Billian A. Thoule Emilian Comme

ALVIN LORECK MRS. MILTON R. SHITH, 28. RIGHARD W. TRACLY, D.V.M.

Date: July 9, 1979

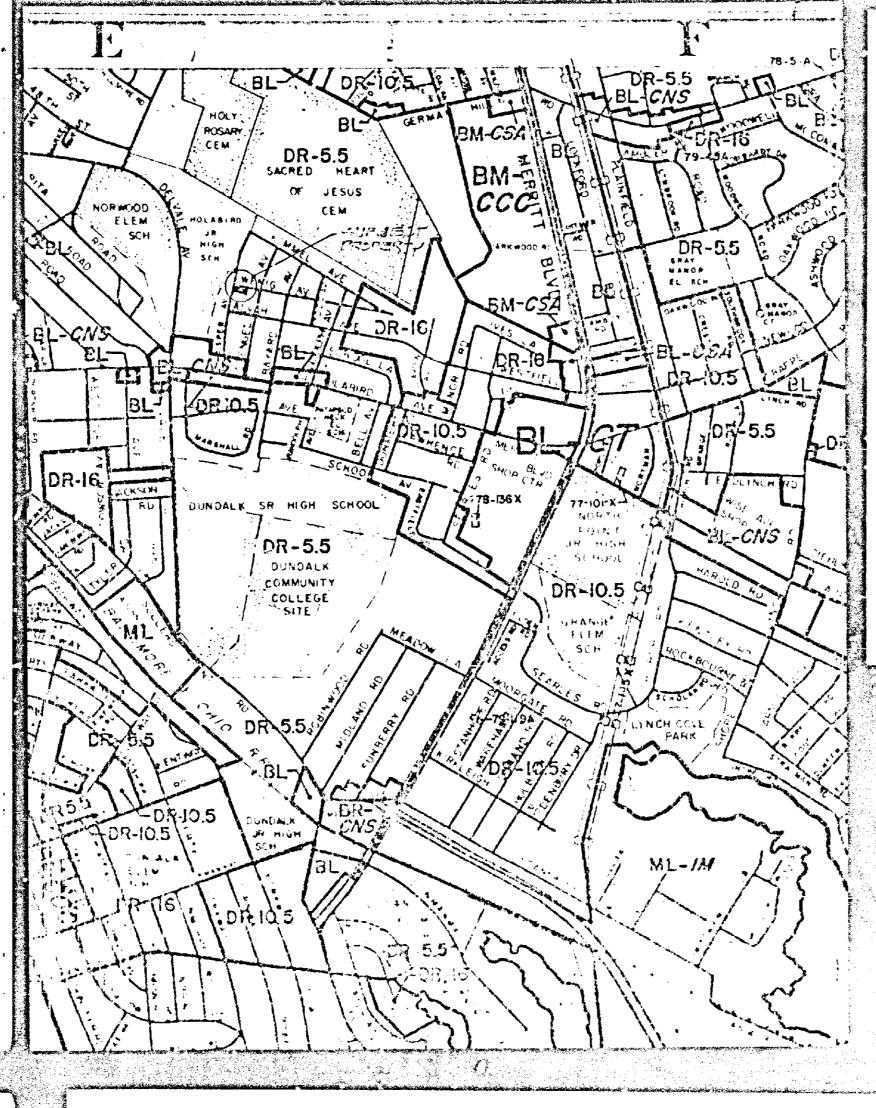
RE: Item No: 8, 9, 10, 11, 12



PETITION FOR ZONING VARIANCE

DANIEL & REGINA MISOTTI
12th DISTRICT
KIMBERLY-FARMS, ZONE D.R. 5.5
LOT NOS. G13, G14 & G15, W.P.C. No.7 PART 2-127

PUBLIC UTILITIES EXISTING IN VESTER AVE.



PETITION FOR VARIANCE
12th DISTRICT
ONING: Petition for Variance for side yard set ack
OCATION: Southeast corner of Vesper and Wenig Avenue

side yard set ack
LOCATION: Southeast corner o
Vesper and Wenig Avenue
DATE & TIME: Thursday, September 13, 1979 at 9:30 A.M.
PUBLIC HEARING: Room 106
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

fimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Varian at the permit a side yard setback of 10 feet from the side street in lieu of the required 25 feet

The Zoning Regulation to be excepted as follows:

Section 1B02.2.C.1—side .rd setback

All that parcel of land in the Tweltfh District of Baltimore County

3eing known as the southeast corner of Vesper and Wenig Avenues, as recorded in the Land Records of Baltimore County in Liber 7, Folic 127, Plau of Kimberly Farms, Lots \$13, 614, 615. In the 12th Election District,

Being the property of Daniel Misotti, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, September 13, 1979 at 9:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order Of WILLIAM E. HAMMOND, Zoning Commissioner of Baltimore County Aug. 23.

CERTIFICATE OF PUBLICATION

TOWSON, MD., August

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in cach at one time macrostroweaks before the 13th day of September, 19-79, the first publication appearing on the 23rd day of August 19-79.

L. Leank Strucking

No. 83132

41.05 ***

Cost of Advertisement, \$_____

DIFFICE OF MANCE REVENUE DIVISION MISCELLANCOUS CASH RECEIPT	
DATE June 29, 1979 ACCOUNT	NT_01-662
AMOU	NT \$25.00
RECEIVED Recina Misotti . 6L	O Mansfield Road 21221
FOR Zening Variance	
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wordy	(U			
	VESP	6-72	AVE	

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 294 day of June, 1979.

Filing Fee \$_25.00 Received: ____Check
_____Cash
Other

Petitioner's Attorney

William E. Hammond, Zoning Commissioner

Submitted by Regne Misstli

Reviewed by Sane Attorney

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

(CERTI	FICATE OF POSTING
ONING	DEPAR	TMENT OF BALTIMORE COUNTY
		Towson, Maryland

District	Date of Posting 3/27/71
Posted for: Peletin for Manais	ck
Petitioner: Paniel Maintle , et	
ocation of property: 56 1 2002180 61	Copper act & Rossing
ocation of Signs: Lower of Bright	
Posted by Scan Colombian	Date of return: <u>8/3//79</u>

1 right

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

RECEIVED FROM Daniel Misatti

OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

DATE September 13, 1979 ACCOUNT 01-662

FOR: Advertising and Posting for Case No. 80-78-A

VESCLR